

PROPOSED 6 STOREY APARTMENT BUILDING

KEY MAP - N.T.S.



- LEGEND**
- - - property line
 - ⊕ proposed deciduous tree
 - ⊙ proposed shrub
 - ⊙ proposed perennial
 - ⊙ existing elevation
 - ⊙ proposed elevation
 - ▨ min. 150mm topsoil, fine grade & sod
 - ▭ C.I.P. concrete
 - ▭ precast concrete unit pavers
 - ⊠ proposed transformer

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-01-10	Issued for pre UDRP
2	2025-02-26	Issued for UDRP
3	2025-07-22	Issued for first SPA submission
4	2025-10-24	Issued for review
5	2025-10-31	Issued for coordination
6	2025-11-04	Issued for second SPA submission
7	2026-05-05	Issued for third SPA submission



CLIENT
Appelt Properties

MUNICIPALITY
City of Ottawa

PROJECT
85 Gemini Way
Ottawa, ON

MUNICIPAL FILE NUMBER
D07-12-25-0106

SHEET
Landscape Plan

L-1



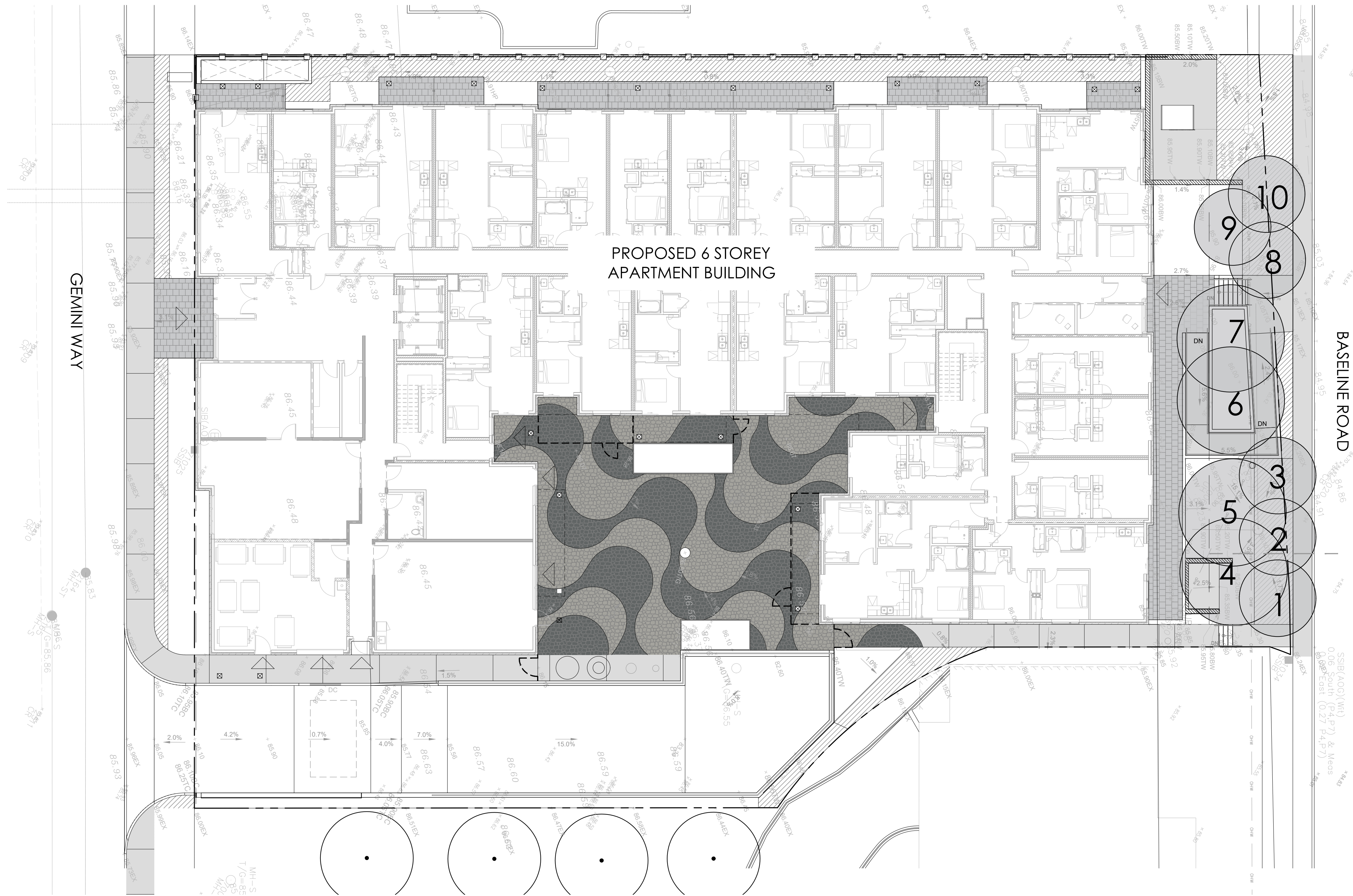
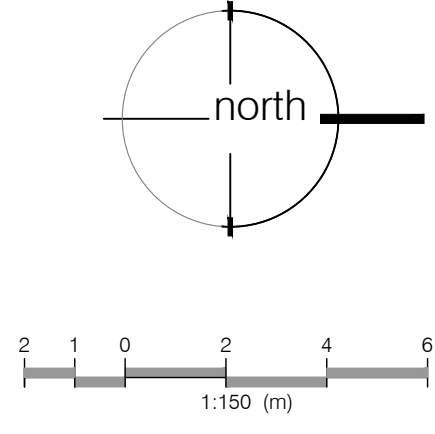
69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
e. info@adessodesigninc.ca
www.adessodesigninc.ca

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
TREES								
3	Amelanchier canadensis	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Multistem Form, Native to Ontario
3	Amelanchier laevis	Allegheny Serviceberry	50mm Cal.	W.B.	5.0	5.0	As Shown	Native to Ontario
2	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Apple Serviceberry	50mm Cal.	W.B.	6.0	3.0	As Shown	
2	Cercis canadensis	Eastern Redbud	50mm Cal.	W.B.	9.0	7.0	As Shown	Native to Ontario
2	Cornus florida 'Rubra'	Red Flowering Dogwood	50mm Cal.	W.B.	4.5	7.0	As Shown	
1	Pyrus calleryana 'Capitol'	Capital Ornamental Pear	50mm Cal.	W.B.	10.0	4.0	As Shown	
SHRUBS								
19	Diervilla lonicera	Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
21	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	50cm	#3 cont.	1.1	1.0	0.90	
24	Juniperus chinensis 'Fairview'	Fairview Juniper	80cm	#7 cont.	2.75	0.80	0.70	
26	Juniperus sabinia	Savin Juniper	40cm	#3 cont.	1.0	1.25	1.0	
16	Sambucus canadensis	Elderberry	50cm	#3 cont.	2.5	2.0	1.75	Native to Ontario
52	Spiraea japonica 'Nana'	Alpine Spirea	30cm	#3 cont.	0.30	0.50	0.40	
GRASSES								
117	Festuca glauca	Blue Fescue	--	#1 cont.	0.30	0.30	0.20	
472	Hakonechloa macroa	Japanese Forest Grass	--	Plug	0.40	0.60	0.20	
PERENNIALS								
42	Astilbe x arendsi 'Amethyst'	Amethyst Astilbe	--	#1 cont.	0.80	0.40	0.40	
30	Hemerocallis x 'Purple D'Oro'	Purple D'Oro Daylily	--	#1 cont.	0.50	0.50	0.30	Rebloomer
243	Hosta x 'Halcyon'	Halcyon Hosta	--	Plug	0.50	0.90	0.30	
GROUND COVERS								
355	Pachysandra terminalis	Japanese Spurge	--	#1 cont.	0.20	0.40	0.30	

LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- If it is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with topsoil. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in meters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.



PROJECTED CANOPY CALCULATION CHART

Tree#	Tree Species	Mature Crown Width	Soil Volume (meters cubed) per tree	Canopy Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
1	Amelanchier laevis	5.0	18.27	19.63	19.63
2	Amelanchier laevis	5.0	18.27	19.63	17.59
3	Amelanchier laevis	5.0	18.27	19.63	17.59
4	Cercis canadensis	7.0	18.27	38.48	23.47
5	Cercis canadensis	7.0	18.27	38.48	15.80
6	Cornus florida Rubra'	7.0	14.48	38.48	38.48
7	Cornus florida Rubra'	7.0	14.48	38.48	26.71
8	Amelanchier canadensis	4.0	39.48	19.63	19.15
9	Amelanchier canadensis	4.0	39.48	19.63	14.51
10	Amelanchier canadensis	4.0	39.48	19.63	13.96
Subtotal of tree crown area (Overlapping canopies have not been counted twice)		10			206.89
Total # of trees					Total Canopy (meters squared)
Site Area					3224.78
Site Canopy Cover					6.42%

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- For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.



LEGEND

- property line
- 40 year projected canopy
- B6.41 existing elevation
- + B2.80 proposed elevation
- /// min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- ▒ precast concrete unit pavers
- proposed transformer

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STAMP



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City of Ottawa

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Ottawa, ON

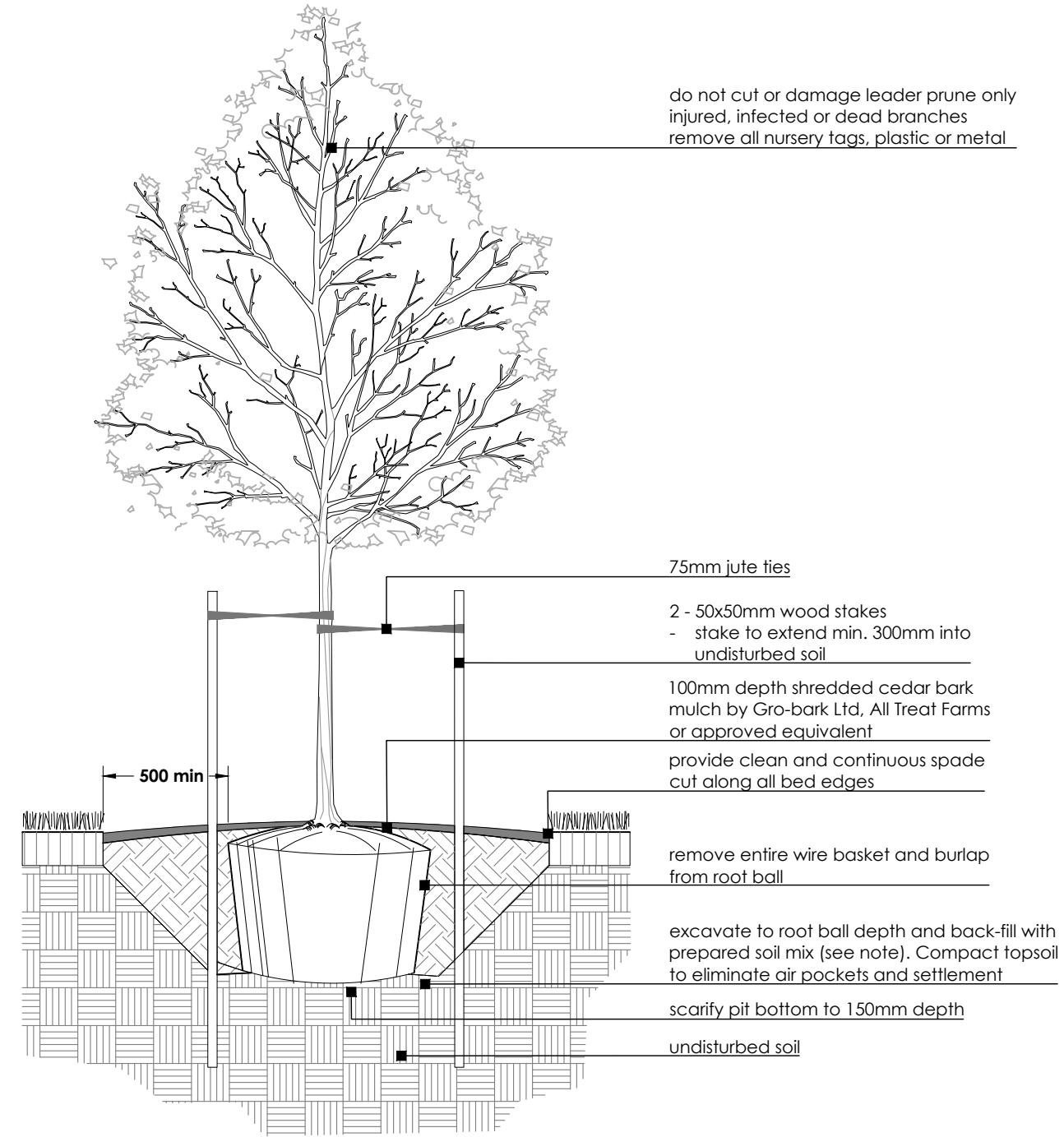
MUNICIPAL FILE NUMBER
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SHEET
Canopy Cover
Projection Plan

L-3



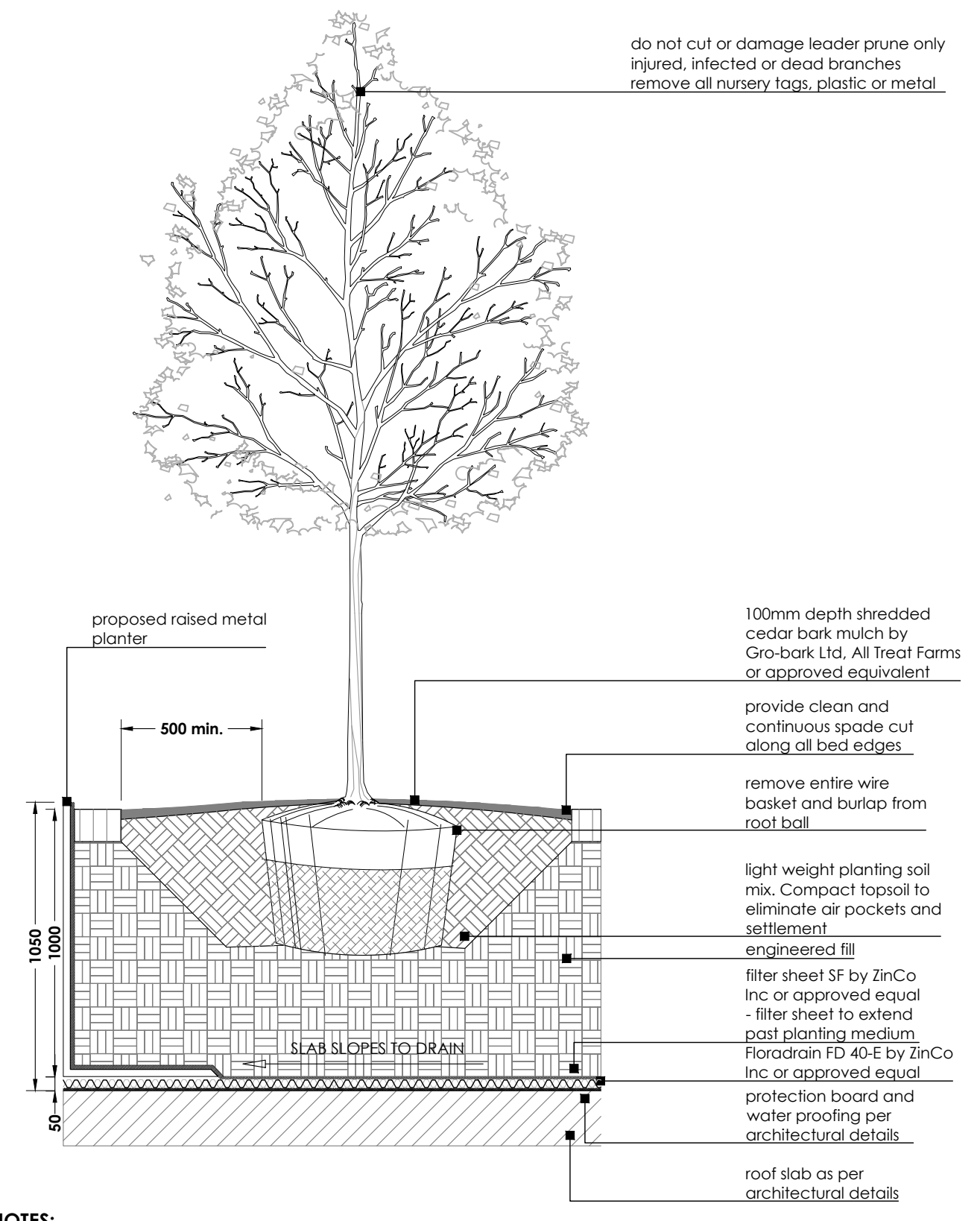
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BALLED AND BURLAP / WIRE BASKET DECIDUOUS TREE

N.T.S.

1
L-4



- NOTES:**
- Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.
 - Staking of trees will not occur on roof top.

BALLED & BURLAPPED/ WIRE BASKET DECIDUOUS TREE (ON SLAB)

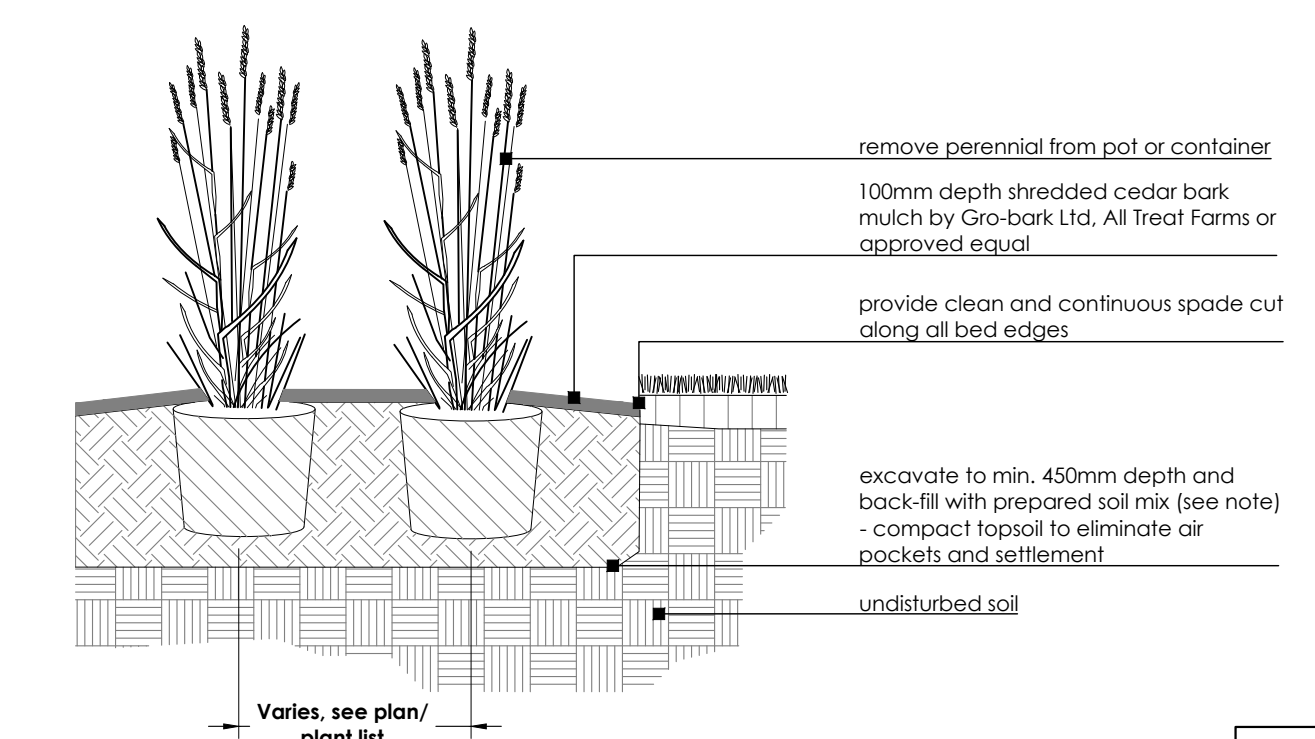
N.T.S.

2
L-4

CONTAINER GROWN SHRUB

N.T.S.

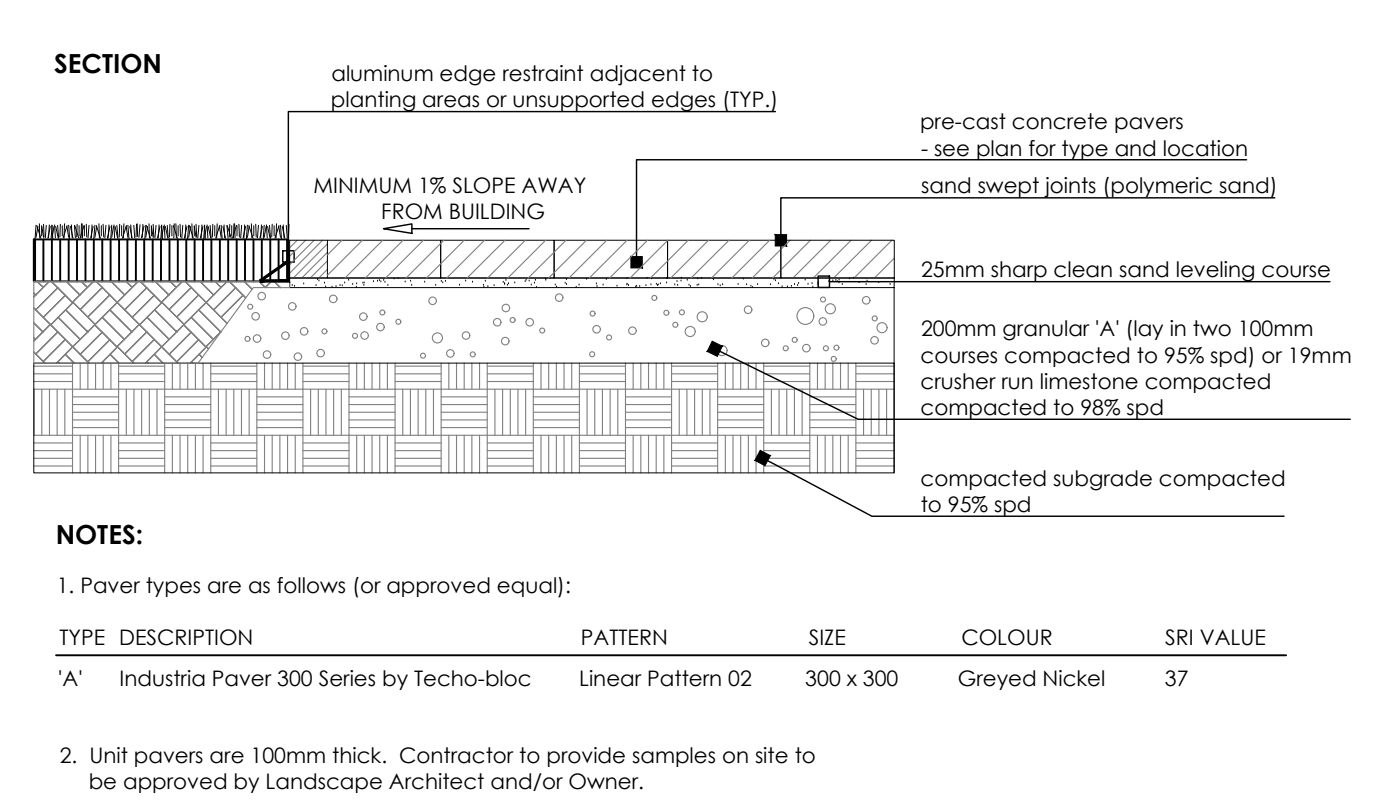
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L-4



CONTAINER GROWN PERENNIAL

N.T.S.

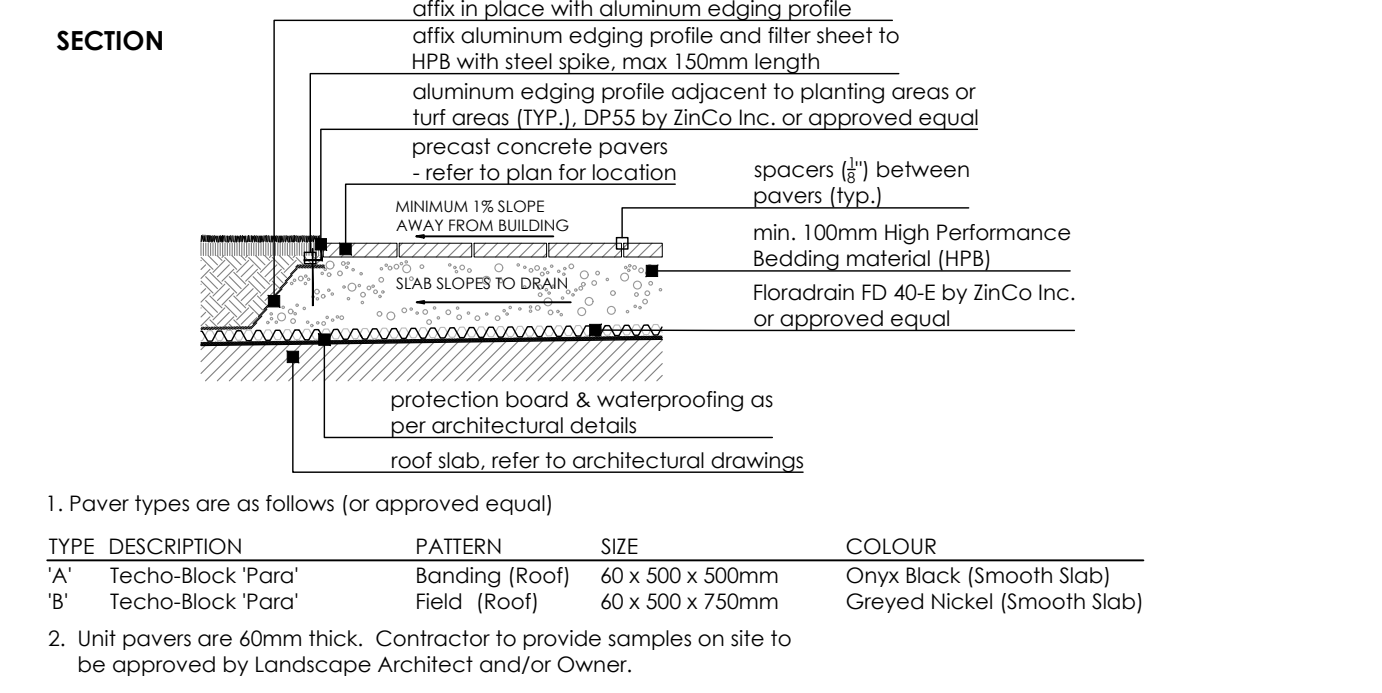
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PRECAST CONCRETE PAVERS

N.T.S.

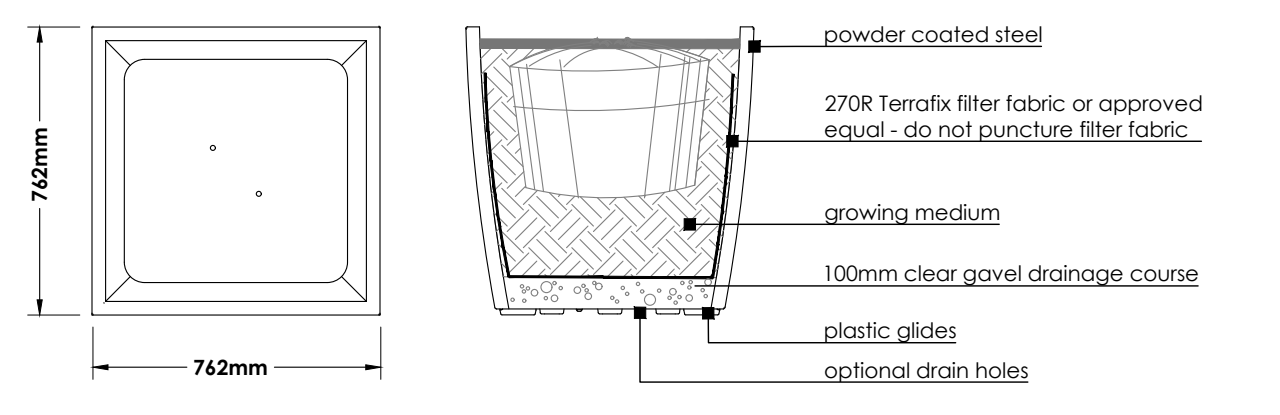
5
L-4



PRE-CAST CONCRETE UNIT PAVERS ON SLAB

N.T.S.

6
L-4

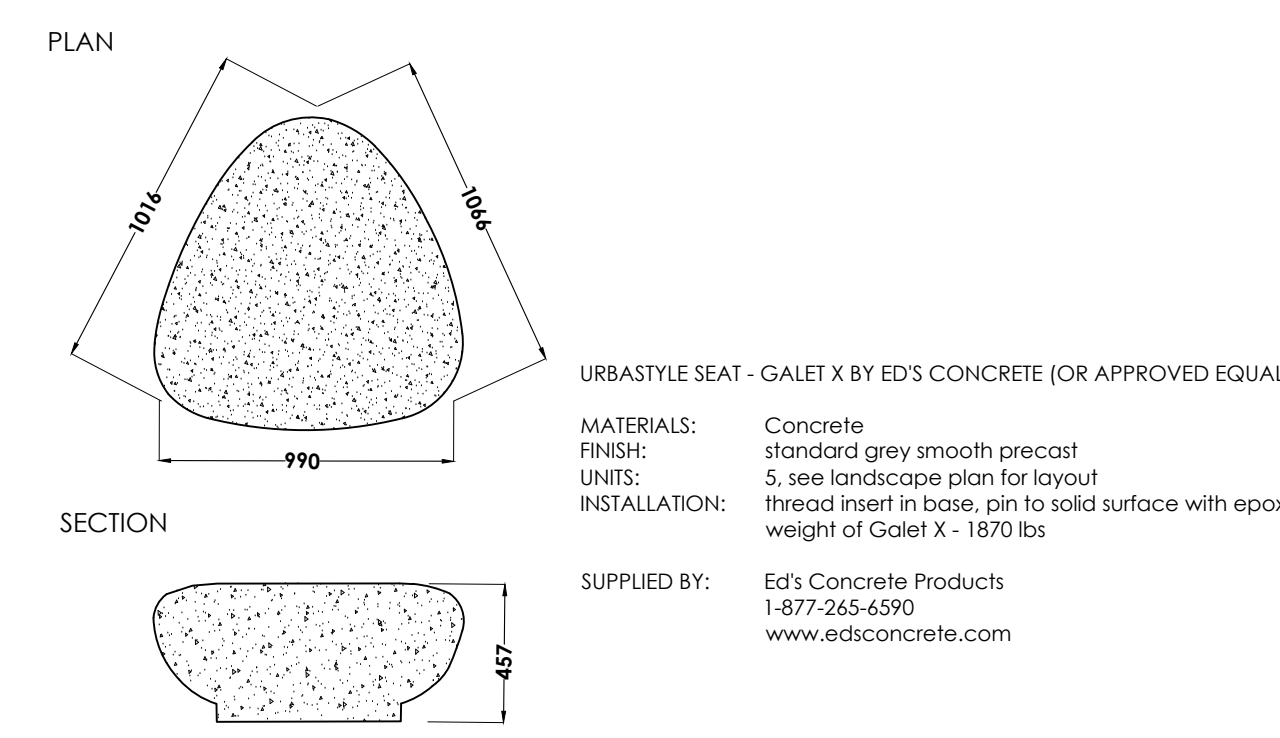


SORELLA PLANTER
 DIMENSIONS: L30" x W30" x H30" (0.76m x 0.76m x 0.76m)
 MATERIALS: Welded steel body and recycled plastic base
 FINISH: Powdercoated body
 UNITS: 14 units on site, see plan for locations.
 COLOUR: T.B.D.
 SUPPLIED BY: landscape forms - or approved equal
 481 Lawndale Ave.
 Kalamazoo, MI, 49048
 T: 800-430-6209
 F: 269-381-3455

METAL PLANTER BY LANDSCAPE FORMS (OR APPROVED EQUAL)

N.T.S.

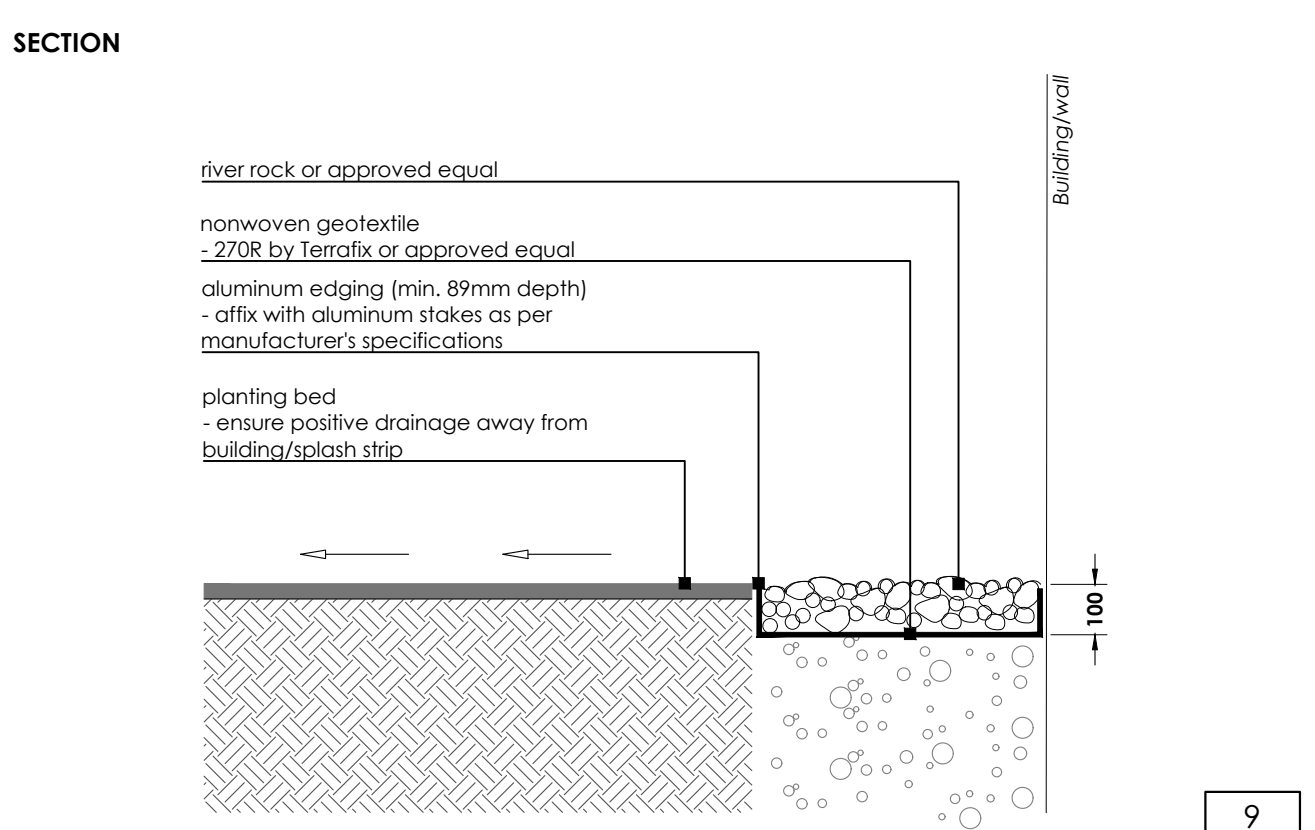
7
L-4



PEBBLE BENCH SEATING SUPPLIED BY ED'S CONCRETE (OR APPROVED EQUAL)

N.T.S.

8
L-4



RIVER ROCK SPLASH STRIP

N.T.S.

9
L-4

- PLANTING NOTES:**
- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
 - Saucer shall be soaked with water and mulched immediately following planting.
 - Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
 - Staking schedule:
 < 30mm caliper size/ 2500mm ht. - one stake
 > 30mm caliper size/ 2500mm ht. - two stakes
 > 70mm caliper - three stakes
 - All support systems must be removed once tree is established.
 - All trees to be straight and planted vertically regardless of slope.
 - Top of root flare shall be positioned 50mm above grade.
 - The following depths of soil are required for planting:
 • 15cm topsoil for sod
 • 30cm of topsoil for perennials
 • 45cm of topsoil for shrubs
 • 90cm of topsoil for trees

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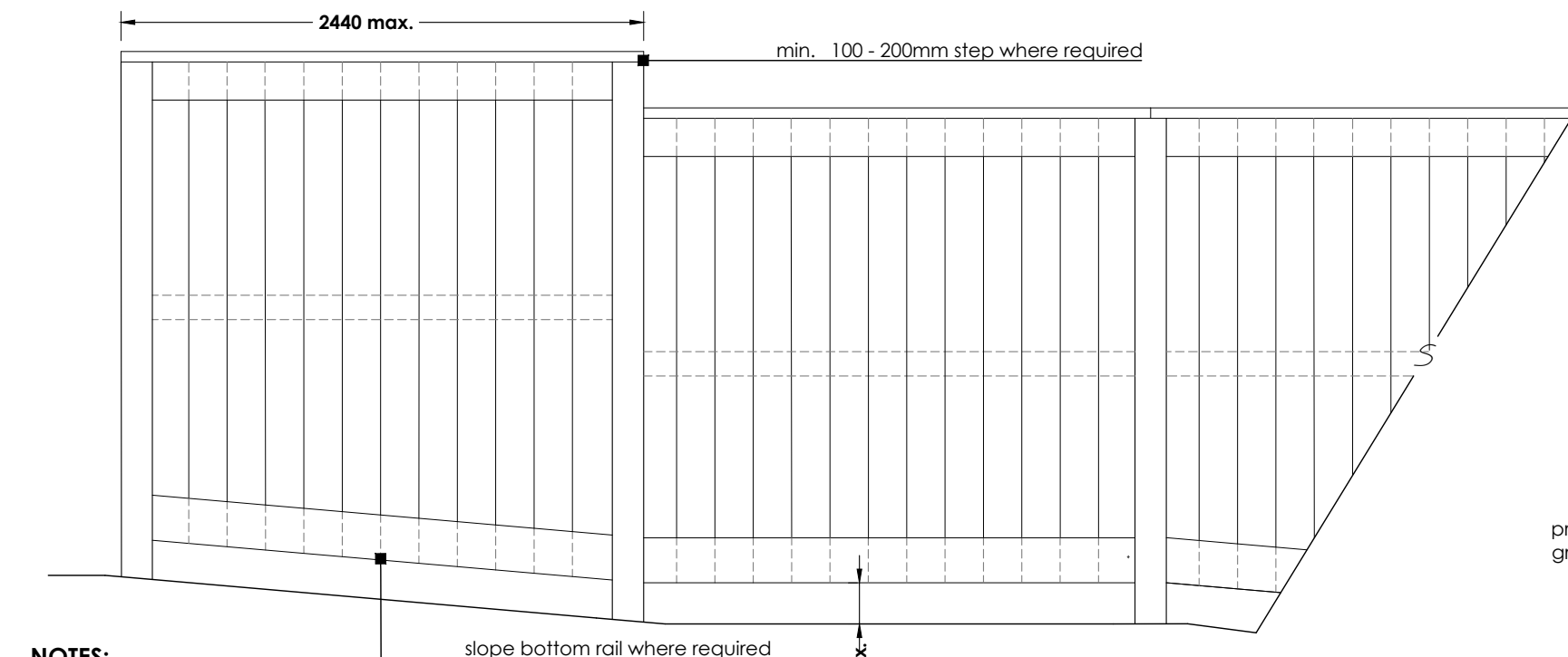
SHEET
 Details



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L-4

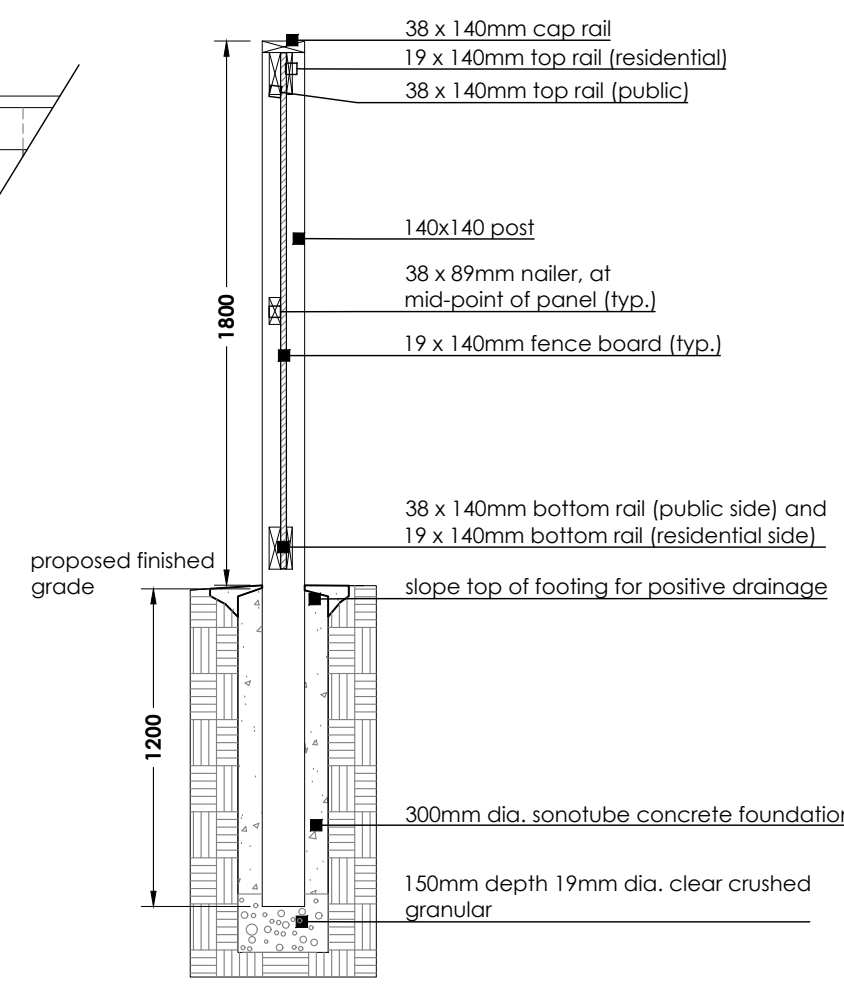
ELEVATION



NOTES:

- All materials, components and workmanship to conform to building and local by-laws.
- All wood to be Pressure Treated (Spruce, Pine Fir) selected mainly for good appearance all members shall be free of warps and bark pockets. All tan grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
- All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow the manufacturer's recommendations re: the application of suitable preservatives.
- All wood to bear lumber grading stamp.
- All fasteners shall have exterior grade finishes suitable for use with Pressure Treated lumber. Stainless steel, galvanized, zinc-dipped or ceramic-coated wood/deck screws are acceptable.
- All galvanizing to be hot dipped in conformance to CSA standard C164.
- Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
- Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
- Lumber sizes are actual sizes rather than nominal sizes.
- Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
- See landscape plan for fence location.

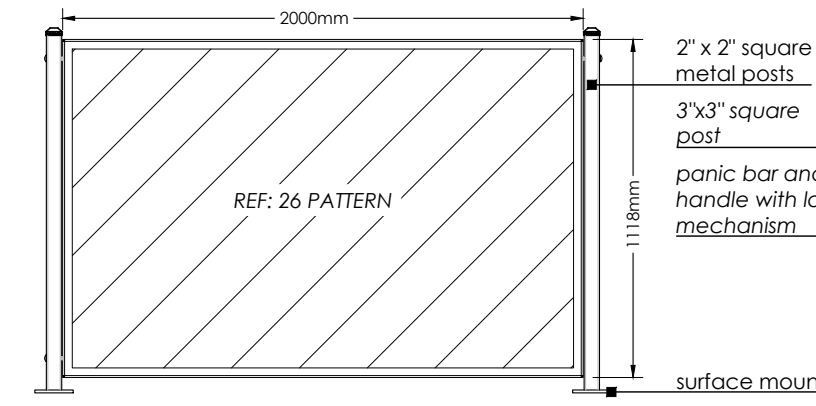
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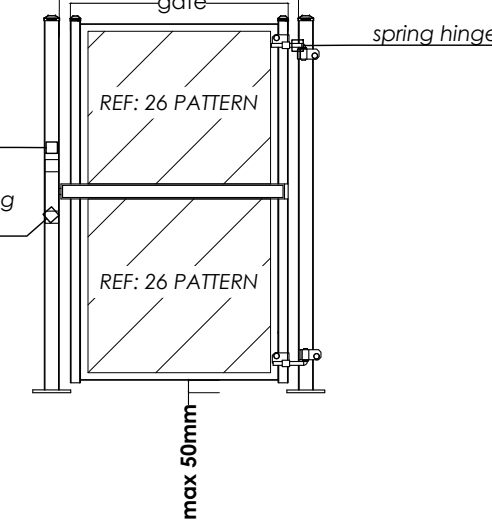
GENERAL LAYOUT NOTES

- All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
- Footing and excavation to be entirely on proposed development lands.

ELEVATION - PANEL 4' HT.



ELEVATION - SINGLE SWING GATE



OMEGA Unik Fence Panels mounted on 2'x2' square posts (Height 4')

OMEGA Unik Single Swing Gate mounted on 3'x3' square posts (Height 4')

PRODUCT INFO: laser cut aluminum panels with polyester powder coat

SPECIFY: colour: Black or approved equal

INSTALLATION: surface mounting, see L-1 for location

SUPPLIED BY: Park Street Solutions
p. 1.888.786.7408
e. info@parkst.ca
contact: Kevin Bettridge

OMEGA UNIK FENCE PANELS AND GATE (4' HT.)

N.T.S.

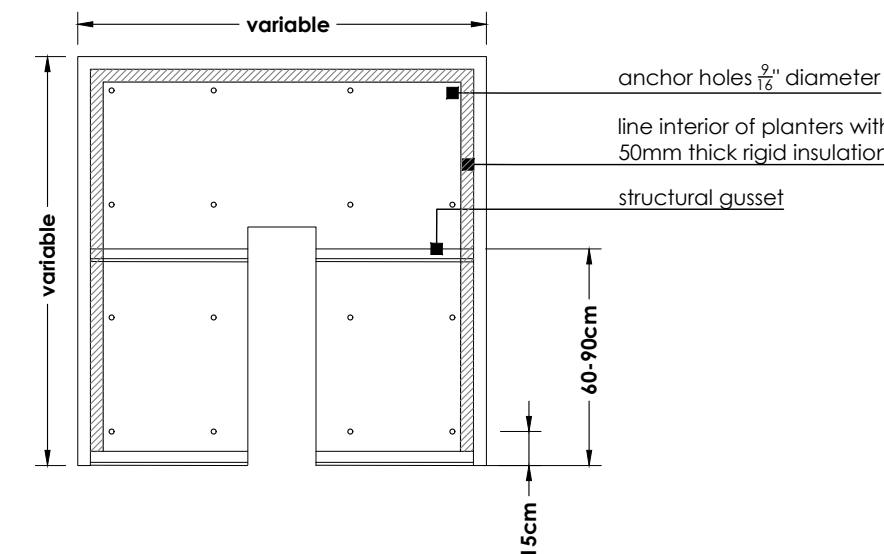
2
L-5

WOOD PRIVACY FENCE (1.8M HEIGHT - PRESSURE TREATED)

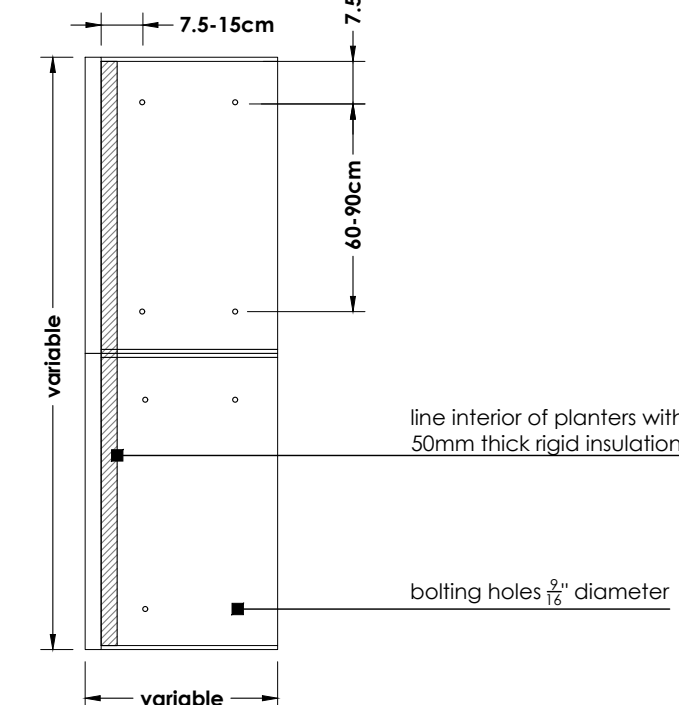
N.T.S.

1
L-5

JOIN EDGING - CAP PLAN



JOIN EDGING - VARIABLE CENTRAL PLAN

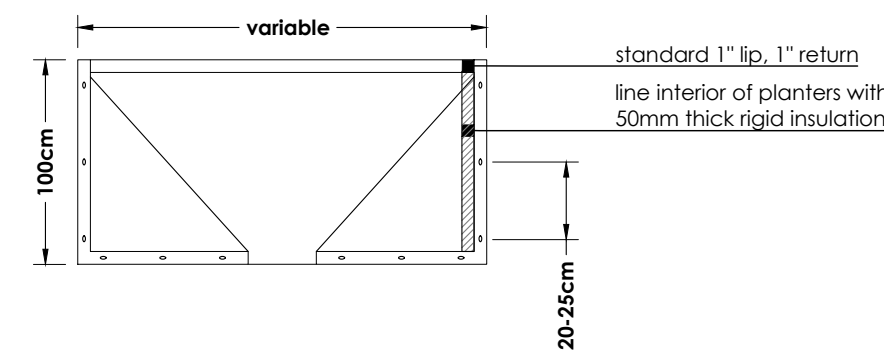


JOIN MODULAR PLANTERS

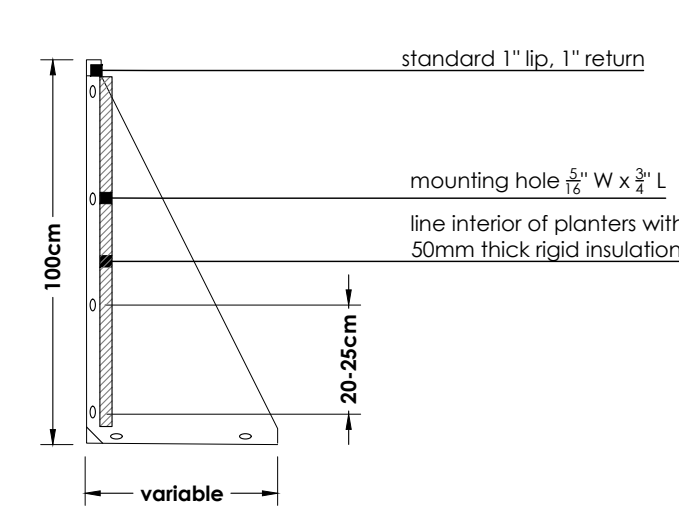
The Join System is constructed of marine grade aluminum or weathering steel. Modular planter, edging and sealing profiles bolt together to create an array of small or large configurations for engaging outdoor spaces. Join is ultra versatile and can be employed to create a completely custom planter system designed specifically for a project.

DIMENSIONS: Varies (refer to L-1)
MATERIALS: Marine-grade aluminum
FINISH: Standard Powdercoat
LOCATION/QUANTITY: Five (6) see landscape plan for locations - each planter comprised of multiple Join Edging Cap and Join Edging Variable Central components to achieve dimensions shown on landscape plan
COLOUR: TBD
SUPPLIED BY: Green Theory Design
E: sales@greentheorydesign.com
P: 1-844-747-9283

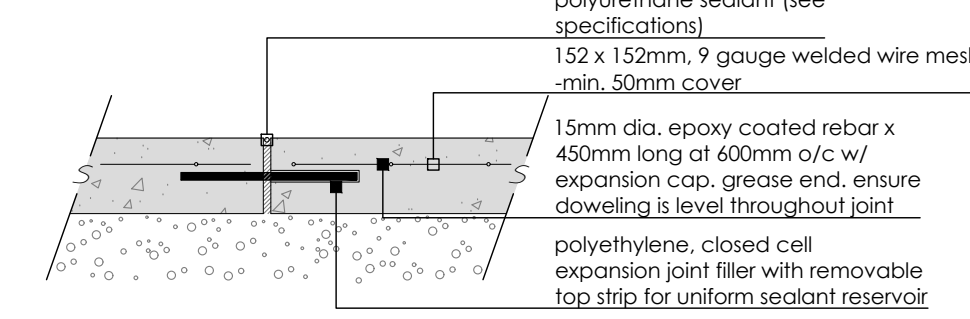
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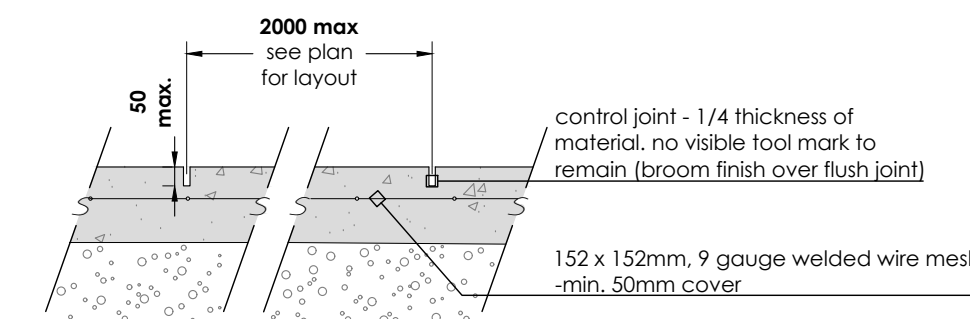
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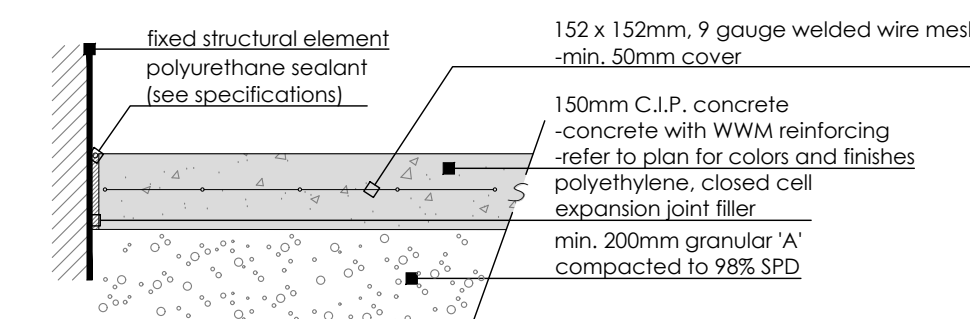
SECTION - CONSTRUCTION JOINTS



SECTION - SAWCUT CONSTRUCTION JOINTS



SECTION - ISOLATION JOINT AT FIXED ELEMENTS



GENERAL CONCRETE NOTES:

- Do concrete materials and methods of concrete construction in accordance with OPSD 351.
- Contractor to verify accuracy of concrete details and reinforcement prior to installation.
- Provide following materials:
 - cement: to OPSD 905 and 1350;
 - aggregates for concrete: OPSD 905 and 1350;
 - reinforcing steel if detailed: OPSD 905 and 1350;
 - concrete form snap ties with plastic cones & breakback to be used. Surface patch as required;
 - form stripping agent: colorless mineral oil, free of kerosene;
 - latex bonding agent: Sikabond, Sikamix, or approved equal;
 - form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely;
 - joint fillers: preformed, non-extruding, resilient bituminous type;
 - admixtures: to be used only when approved by Engineer;
 - aggregates for base: Granular 'A' to OPSD form 1010;
 - water: water used in mixing or curing shall be reasonably clean and free of oil, salt, acid, alkali, sugar, vegetable matter or other substance injurious to the finished project and shall meet the requirement of OPSD.
- Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm for curbs and footings.
- Granular base to be compacted to 95% maximum dry density to OPSD and to depths as detailed.
- Four concrete in favourable weather conditions.
- Apply surface finish as detailed.
- Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
- Concrete areas will not be accepted if:
 - fails to meet requirements of this specification:
 - contains excessive honeycombing or embedded debris;
 - 28 days average strength in any defined area is less than 95% of specified minimum strength;
 - surface irregularities;
 - damaged or chipped;
 - poor workmanship.
- It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

COLOURED CONCRETE NOTES:

- Colour be integrally mixed with the concrete at the time of batching. Air entrainment (5%-8%) must be measured after the colour has been mixed in. Natural or synthetic mineral oxides to comply with CSA A23.1 AND OPSS 1350.
- All proposed coloured concrete work shall use:
 - Tier 1 Colour Pigments by Dufferin Concrete - colour TBD
 - OR
 - Artevia Colour Pigments by Lafarge - colour TBD
- Contractor to provide 1m x 1m sample on site for approval by Owner and/or Landscape Architect.
- Class C-2: 32 MPa (0.45 w/cm ratio): 5%-8% air entrainment: 100 mm slump (maximum), for all exterior slabs on grade as required by CAN/CSA-A23.1 & OBC using quality proven aggregate.
- Contractor to provide 1m x 1m sample on site for approval by Owner and/or Landscape Architect.

NOTES FOR JOINING:

- Joint pattern as per layout plan unless otherwise noted;
- All edges to be hand tooled, using an edging tool with a 6mm radius. No visible tool mark to remain (broom finish over flush joint);
- Saw cut control joints to 37.5 mm depth (1/4 depth of material) @ max 2000mm each way spacing unless otherwise indicated on plan;
- Isolation joints at all fixed objects abutted by concrete (e.g. walls, curbs, light poles etc). Sealant colour to complement paving surface.

JOIN MODULAR PLANTERS BY GREEN THEORY (OR APPROVED EQUAL)

N.T.S.

3
L-5

CAST-IN-PLACE CONCRETE

N.T.S.

4
L-5

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2	2025-02-26	Issued for UDRP
3	2025-07-22	Issued for first SPA submission
4	2025-10-24	Issued for review
5	2025-10-31	Issued for coordination
6	2025-11-04	Issued for second SPA submission
7	2026-05-05	Issued for third SPA submission

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PROJECT
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MUNICIPAL FILE NUMBER
D07-12-25-0106

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